



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

PLANNING COMMISSION MEETING MINUTES

Tuesday, February 15, 2022

4:00 PM

CALL TO ORDER: Pursuant to due notice and call thereof a Special Meeting of the Grand Rapids Planning Commission will be held on Tuesday, February 15, 2022 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

PRESENT

Commissioner Betsy Johnson
Commissioner Patrick Goggin
Commissioner Ted Hubbes
Chairperson Molly MacGregor

ABSENT

Commissioner Lester Kachinske
Commissioner Mark Gothard

APPROVAL OF MINUTES:

1. Consider approval of the minutes of the November 4, 2021, 4:00 pm regular meeting.

Motion by Commissioner Goggin, second by Commissioner Hubbes to approve the minutes of the November 4, 2021 regular meeting. The following voted in favor thereof: Johnson, MacGregor, Goggin, Hubbes. Opposed: None, passed unanimously.

PUBLIC HEARINGS:

2. Conduct a public hearing to consider the preliminary plat of My Place Hotel Maturi Addition.

A proposed minor subdivision entitled My Place Hotel Maturi Addition was submitted by Mr. Craig Larsen, Legacy Design Group, and Mr. Craig Maturi, manager Maturi Properties LLC. (property owner) and filed with the City on January 7, 2022. The property included within the preliminary plat is 8.67 acres in area and its location can generally be described as: the remaining undeveloped portion former K-Mart property. A complete legal description of the subject property is included with the proposed minor subdivision documents.

The plat petitioner has indicated that of the four proposed lots within this minor subdivision:

- Lot 1 will be occupied by the existing Anytime Fitness/Rapid Nutrition & Coffee building.

- Lots 2 and 4 will be marketed for sale/future development.
- Lot 3 will be developed with a My Place Hotel.

The current GB (General Business) zoning designation is appropriate for intended uses, thus no additional changes are needed. The Comprehensive Plan's general vision for land use in the area of this proposed minor subdivision is that of Highway Commercial, which is consistent with the current zoning and proposed uses of the property.

Motion by Commissioner Johnson, second by Commissioner Hubbes to open the public hearing. The following voted in favor thereof: Hubbes, Goggin, MacGregor, Johnson. Opposed: None, passed unanimously.

Deb Passari, Grand Rapids is concerned about the additional traffic on SW 2nd Avenue and there are not any sidewalks for pedestrians.

David Chessness, Grand Rapids has concerns about the parking and cross access easements.

Wendy Uzalac, Grand Rapids has concerns about parking and cross access easements.

Cliff Tabke, Grand Rapids has concerns about parking and a drive lane for deliveries.

Motion by Commissioner Goggin, second by Commissioner Johnson to close the public hearing. The following voted in favor thereof: Hubbes, Goggin, MacGregor, Johnson. Opposed: None, passed unanimously.

The Commissioners reviewed the following considerations for the record:

1. Has there been a change in the development policies of the community?
No, there has not.
2. Was there a mistake in the original zoning ordinance?
No, there has not been a mistake in the zoning ordinance.
3. Is the Zoning Ordinance up to date?
Yes, it is up to date.
4. Is the proposed subdivision compatible with adjacent land uses?
Yes, the zoning is not changing and it is zoned General Business (GB).
5. Will the proposed subdivision cause undue traffic congestion?
This is yet to be determined.
6. Will the proposed subdivision affect public utilities?
No, the required utility easements have been addressed.
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?
No, however there is concern for public safety due to the lack of sidewalk on SW 2nd Avenue.
8. Will the proposed subdivision impede orderly development of other property in the area?

No, it will actually allow for more orderly development.

9. Will the proposed subdivision cause a decrease in value of adjacent property?
No, it should increase the value of adjacent property.
10. Will the proposed subdivision increase tax revenues?
Yes, the new development will increase tax revenues.
11. Will the proposed subdivision impose an excessive burden on parks and other public facilities?
No, it will not impose an excessive burden however there is concern for lack of trails and sidewalks for pedestrians.
12. Is the proposed subdivision consistent with the Comprehensive Plan?
Yes, it is consistent with the Comprehensive Plan.

Motion by Commissioner Johnson, second by Commissioner Hubbes that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward to the City Council a recommendation to approve the minor subdivision of My Place Hotel Maturi Addition; (Contingent upon the applicant making the following corrections/clarifications):

Execution of the associated subdivision agreement

Addresses the relocation of water line (Lot 4)

Addresses the future storm water infrastructure needs

Addresses placement of survey monuments

Recommend the City Engineer address the lack of sidewalks and trails for public safety

The following voted in favor thereof: Johnson, MacGregor, Goggin, Hubbes. Opposed: None, passed unanimously.

PUBLIC INPUT:

Individuals may address the Planning Commission about any non-public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

Wendy Uzalac, Grand Rapids asked if there would be another opportunity for the public to give input on the proposed plat.

REPORTS/ANNOUNCEMENTS/UPDATES:

Mr. Trast announced there are two vacancies on the Planning Commission if anyone is interested in serving on the board.

ADJOURNMENT:

Motion by Commissioner Goggin, second by Commissioner Hubbes to adjourn the meeting at 5:05 p.m. The following voted in favor thereof: Hubbes, Goggin, MacGregor, Johnson. Opposed: None, passed unanimously.

NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 3, 2022 AT 4:00 PM.

Hearing Assistance Available: This facility is equipped with a ready assistance system.

ATTEST:

Aurimy Groom, Recorder